

**ORANGE COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

**Meeting Date:** March 19, 2013

**Action Agenda  
Item No. 7-b**

**SUBJECT:** Southern Branch Library Siting Criteria – Process Update

**DEPARTMENT:** Library, Asset Management  
Services (AMS)

**PUBLIC HEARING: (Y/N)**

No
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**ATTACHMENT(S):**

1. September 18, 2012 Site Selection  
Criteria Abstract
2. December 6, 2012 Carrboro  
Recommendation Letter
3. Site Evaluation Criteria
4. Southern Branch Library Site Locator

**INFORMATION CONTACT:**

Lucinda Munger, (919) 245-2528  
Jeff Thompson, (919) 245-2652  
Michael Harvey, (919) 245-2597

**PURPOSE:** To update the Board of County Commissioners ("BOCC") on the Southern Branch Library site selection analysis, provide feedback to staff on next steps, and authorize staff to present this information and relevant BOCC comments to the Carrboro Board of Aldermen at its April 9, 2013 work session.

**BACKGROUND:**

**Purpose and Overview of the Site Selection Process** – On September 18, 2012 the BOCC approved a set of guiding principles and a comprehensive site selection criteria for locating the Southern Branch Library, potentially a single level, 20,000 square foot facility contemplated for operation during fiscal year 2016-17 within the Capital Investment Plan (note Attachment 1, "September 18, 2012 Site Selection Criteria Abstract"). The criteria and its related processes are a guide for staff examination, evaluation and recommendations to the BOCC for final site selection. The criteria and process were crafted over several months with public input as well as that of the Carrboro Board of Aldermen.

The criteria focus on a process providing two tiers of analysis. The first level ("Phase 1") focuses on technical considerations for the site, including location, broad geographic attributes, jurisdiction land use requirements, site constraints, access, and general cost considerations. Preliminary staff evaluation of selected sites would lead to recommendation(s) to the BOCC for more in-depth technical study of a given parcel(s) requiring the engagement of third party professional services firms in the areas of soils, topography, environmental, and cultural characteristics, utility capacity, access, transportation, and title issues. These in-depth studies would require an estimated \$10,000 to \$15,000 investment for each selected site to determine the full viability and support of a Southern Branch Library.

Upon the receipt of these results, staff may recommend a site (or sites) to the Board that would matriculate to the second phase of analysis involving the receipt of public comment of the sites. At the conclusion of this process, the Manager may recommend a final site for the BOCC's approval for the complete development, construction, and operation of the Southern Branch Library.

**Sites nominated for examination by the Carrboro Board of Aldermen** – The BOCC approved site selection criteria in September of 2012 and authorized staff to send a letter to the Town of Carrboro soliciting sites for evaluation using said criteria. The Town of Carrboro offered three sites in a letter submitted in December 2012 (note Attachment 2, "December 6, 2012 Carrboro Recommendation Letter"). These sites include: 1) 301 West Main Street – Carrboro Town Hall; 2) 1128 Hillsborough Street, Carrboro; and 3) 401 Fidelity Street, Carrboro. The County Manager directed staff to evaluate these three sites in accordance with the site selection criteria.

Staff has completed a partial Phase 1 analysis of these three sites, the highlights of which are as follows:

- A. Staff recommends the elimination 301 West Main Street site (i.e. the Town Hall) from consideration due to significant constraints, most notably the condition of the building, limitation on usable space for the library, limitations on future expansion, and potential parking conflicts.
- B. Summary of staff assessment is as follows. Full analysis is presented in Attachment 3, "Site Evaluation Criteria".

1128 Hillsborough Road	401 Fidelity Street
<b>1. VISUAL APPEAL:</b> Existing power lines to the west running through an existing easement and a community garden. Property has vegetation scattered throughout and is surrounded by single-family residential developments and a property slated for development as a park.	<b>1. VISUAL APPEAL:</b> Property is partially developed as a cemetery with significant trees on the western portion of the property. Property is surrounded by non-residential and multi-family developments.
<b>2. REVIEW/APPROVAL PROCESS:</b> Project would require a heightened permit review process (i.e. Conditional Use Rezoning, text amendment, etc.)	<b>2. REVIEW/APPROVAL PROCESS:</b> Project would require a heightened permit review process (i.e. Conditional Use Rezoning, text amendment, etc.)
<b>3. ALIGNMENT WITH PLANNING TOOLS:</b> Property appears to satisfy various 'goals' with respect to the location of a library from both the County and Carrboro's standpoint. There are enhanced opportunities for synergy between a park and a library.	<b>3. ALIGNMENT WITH PLANNING TOOLS:</b> There is no clear synergy between uses (i.e. cemetery and library) allowing them to be developed together in accordance with local land use policies and regulations.
<b>4. SERVICE TO EXISTING/FUTURE POPULATION:</b> Property can serve existing and anticipated future populations in the region.	<b>4. SERVICE TO EXISTING/FUTURE POPULATION:</b> Property lends itself to serving existing, local, population.
<b>5. DEFEATS OBSOLESCENCE:</b> Sufficient space exists for development of a library facility that can morph over time to accommodate the needs of southern Orange County residents.	<b>5. DEFEATS OBSOLESCENCE:</b> There is a limited development window on this property with limited opportunities for expansion.

<p><b>6. SITE CONDITIONS, ALLOWANCES, AND CONSTRAINTS:</b> The site has a significant utility easement that will need to be negotiated. The parcel also lacks significant road frontage. An existing NCDOT drainage easement could complicate access.</p>	<p><b>6. SITE CONDITIONS, ALLOWANCES, AND CONSTRAINTS:</b> The site has significant visible rock outcroppings as well as wet areas and tree cover, all of which will need to be confirmed with further analysis. The proximity of the cemetery poses unique challenges to the development of the property.</p>
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Attachment 4, "Southern Branch Library Site Locator" depicts all three sites relative to one another and existing public transportation routes and stops. Both suggested sites are viable and offer unique challenges and opportunities. Staff prefers 1128 Hillsborough Road site as it offers greater options with respect to the development of a library in a manner consistent with the BOCC's guiding principles, and may be a more appealing site if considered as part of a larger parcel that includes the adjacent Carrboro park property. Staff believes that a "land-swap" or other land-use partnership with the Town of Carrboro utilizing the park property may be necessary for success.

Staff continues to anticipate the Town of Carrboro will address and resolve any and all zoning related issues associated with the development of either the 1128 Hillsborough Road (or 401 Fidelity Road site). Staff recommends the County ask the Town to ensure a public, government operated library be considered a permitted use (i.e. administrative review/approval of a site plan) for either of the afore-mentioned properties without requiring a rezoning or other similar 'heightened' review/permitting process. Further, the County may ask the Town to consider waiving the various fees associated with the review of the library from a site plan review/approval standpoint.

**FINANCIAL IMPACT:** There are sufficient funds available for the in-depth study on both suggested properties. The costs for each parcel's study are estimated at \$10,000 to \$15,000.

**RECOMMENDATION(S):** The Manager recommends that the Board receive the update, provide feedback on next steps, and authorize staff to present this information and relevant BOCC comments to the Carrboro Board of Aldermen at its April 9, 2013 work session.

**COPY****ORANGE COUNTY  
BOARD OF COMMISSIONERS****ACTION AGENDA ITEM ABSTRACT**Meeting Date: **September 18, 2012**

Action Agenda

Item No. 7-a**SUBJECT:** Siting Criteria for Southern Branch Library – Final Recommendation**DEPARTMENT:** Asset Management Services  
(AMS), Library**PUBLIC HEARING:** (Y/N)**ATTACHMENT(S):**Southern Branch Library Locational  
Criteria  
Map Denoting Southwestern Orange  
County**INFORMATION CONTACT:**Lucinda Munger, (919) 245-2528  
Michael Harvey, (919) 245-2597  
Michael Talbert, (919) 245-2308

**PURPOSE:** To approve the siting and locational criteria governing the review and site selection process for the southern branch of the Orange County library.

**BACKGROUND:** At the June 14, 2012 BOCC work session, staff presented the DRAFT copy of the siting criteria for the southern branch library for review and discussion. During this meeting, the BOCC reviewed and discussed comments from the Carrboro Board of Aldermen and subsequent staff suggested modifications. The attached criteria incorporate(s) these revisions.

It should be noted that in a recent article printed within *The Chapel Hill News*, dated Sept 5, 2012, the Town of Carrboro has already begun an internal process of evaluating possible sites for the library based on compliance with local development regulations and processes.

Designation of library: In past memoranda, staff has consistently referred to this project as the 'southwestern branch of the Orange County library'. The term was coined in the 2004 Library Task Force Report where the Carrboro Library Workgroup recommended a '*southwest regional branch library*' be established by combining existing services and staff into a new library '*centered in the Town of Carrboro*'.

At the June 14, 2012 BOCC work session, staff was tasked with defining what 'southwest' Orange County referred to in the context of this project. In reviewing the matter, staff determined the 'southwest' quadrant of the County did not necessarily correspond to the highest concentration of population density in the area and did not properly identify all County residents intended to be served by the project.

Staff suggests it would be more appropriate to refer to this project, in current and future discussion and correspondence, as the 'southern branch of the Orange County library'. The

change in nomenclature is intended to properly identify the population base the project will serve and eliminate confusion over the anticipated location of the facility.

**FINANCIAL IMPACT:** There are no financial impacts associated with the adoption of the library siting criteria. The review of potential library locations, within Phase 1, would be conducted by County staff within adopted budgetary parameters.

Phase 2 of the process may require a financial investment to secure development rights for selected properties. Funds for the previously considered 210 Hillsborough Street properties in Carrboro were allocated from the \$215,000 set aside for future property acquisition. The County invested approximately \$60,000 for examination of the 210 Hillsborough Road site in Carrboro. This included \$25,000 in earnest money and \$10,000 for the 120 day extension (Note: The County received the \$25,000 in earnest money back). Any further 'investment' will vary depending on the individual property. The remaining balance of \$436,000 would be debt financed. There is funding totaling \$7,525,000 in the 2016-17 Capital Investment Plan (CIP) (page 21) for building construction and design services. This phase may also include the need for the County to incur 'initial due diligence' costs to ensure the viability of selected properties.

**RECOMMENDATION(S):** The Manager recommends that the Board:

1. Approve the attached Southern Branch Library Locational Criteria; and
2. Authorize the Chair to send a letter to the Town of Carrboro that:
  - a. Transmits the Board-approved locational and site selection criteria to the Town, and
  - b. Requests that the Town initiate public solicitation and review of properties for the southern branch of the Orange County library property based on the approved criteria.

## ORANGE COUNTY SOUTHERN BRANCH LIBRARY LOCATIONAL CRITERIA

### Guiding Principles

When selecting a site for a new or expanded library, the Library system takes into account three fundamental factors:

- The Library System recognizes that as a regional service provider, the location of libraries must provide for optimal service to the most number of residents within the entire System service area. This takes precedence over political boundaries or undeveloped neighborhoods.
- The Board is committed to providing an equitable level of service throughout the entire County.
- The placement of a library in a manner that maximizes its use will be more valuable over the long term than the original investment made in land or building. Typically, the original cost of a new building is exceeded in just three years by its cumulative operating costs.

*\*\* As amended by the BOCC at its June 14, 2012 work session*

### PRELIMINARY PHASE–TECHNICAL SITE REVIEW AND ASSESSMENT

#### **Visibility:**

- Visible from the street
- Classification of street where property will be accessed from (i.e. private, local, arterial, collector, major thoroughfare, etc.).
- Visual appeal

#### **Site Capacity:**

- Able to provide comprehensive library services to all the residents of southern Orange County.
- Meets minimum acreage (urban services vs. rural services)
- Space for building and on-site parking
- Adequate utilities and availability
- Space for future expansion (building to allow for additional library services, parking, etc.) to serve all the residents of southern Orange County.
- Space to accommodate the necessary setbacks, road expansions and other site amenities.

#### **Access:**

- Accessibility for pedestrians

<ul style="list-style-type: none"> <li>• Accessibility for vehicles</li> <li>• Accessibility for public transportation</li> <li>• Design capacity and existing traffic load of roadway proposed to access site.</li> </ul>
<p><b>Alignment with Planning Tools (Comprehensive Plan):</b></p> <p>Alignment with planning tools applicable for the subject property (County Comprehensive Plan, adopted Small Area Plans, Strategic Plans, etc.)</p>
<p><b>Lease versus Purchase:</b></p> <ul style="list-style-type: none"> <li>• Analysis of the long term viability of the site</li> <li>• Availability of property for lease</li> </ul>
<p><b>Centrality of Location:</b></p> <ul style="list-style-type: none"> <li>• Existing and potential future population in a given area</li> <li>• Growth and development opportunities/constraints in a given area (i.e. what is future development, as embodied in applicable plans, going to look like and how will it impact the proposed library)</li> <li>• Proximity to schools</li> <li>• Proximity to retail</li> <li>• Proximity to other libraries</li> </ul>
<p><b>Site Conditions, Allowances, and Constraints:</b></p> <ul style="list-style-type: none"> <li>• The cost-benefit conclusions of physical, legal, and land-use allowances/constraints</li> <li>• Technical and environmental assessments (planning/zoning, jurisdictional processes, etc.)</li> <li>• Environmentally sustainable (C&amp;A, storm water mgt, buffers, energy "net zero" capacity)</li> <li>• Operationally sustainable</li> <li>• Defeats obsolescence</li> </ul>
<p><b>Cost and Availability:</b></p> <ul style="list-style-type: none"> <li>• Cost for site acquisition</li> <li>• Availability of property for lease</li> <li>• Analysis of long term viability of site</li> <li>• Timeframe for development of the site</li> <li>• Terms for site control necessary for development process</li> </ul>

**ORANGE COUNTY SOUTHERN BRANCH LIBRARY LOCATIONAL CRITERIA:**

\*\* As amended by the BOCC at its June 14, 2012 work session

**PRIMARY PHASE –PUBLIC INPUT AND ASSESSMENT****Community Preference**

- Input from elected officials
- Input from a board cross-section of the area to be served
- Orange County & Carrboro Friends of the Library

**Partnerships**

- Co-location with other private or public entity
- Mutually beneficial joint development
- Enhances service possibilities

**MAP DENOTING  
SOUTHWESTERN ORANGE COUNTY**

NORTH

WEST

**SOUTH WEST QUADRANT  
OF ORANGE COUNTY**

EAST

Approximate  
Center Point

Town of Hillsborough

Town of Chapel Hill

Town of Carrboro

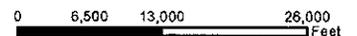
SOUTH

Data shown on this map is obtained from Orange County GIS and is for reference only. Exact locations and boundaries should be verified. Map prepared by Orange County Planning & Inspections.

- |                              |                          |   |  |
|------------------------------|--------------------------|---|--|
| — USGS Water Feature         | ▭ Parcels                | ▨ Zoning                                | ▨ 100 YR Floodplain (Effective 02/02/07) |
| — Soils Survey Water Feature | ▨ Township               | ▨ City Limits                           | ▨ Floodway (Effective 02/02/07)          |
| ▨ OC Updated Water Feature   | ▨ School System Boundary | ▨ ETJ                                   | ▨ 500 YR Floodplain (Effective 02/02/07) |
| ▨ Water Body                 | ▨ Contours               | ▨ Conservation Easements Held by Others | ▨ Buildings                              |
| ▨ River Basins               | ▨ County Boundary        | ▨ Orange County Conservation Easements  | ▨ Water and Sewer Boundary               |
| ▨ Watershed                  | ▨ Soils                  |   |  |



1 inch = 16,299.149 feet





## TOWN OF CARRBORO

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

December 6, 2012

Mr. Frank Clifton, Orange County Manager  
 Link Government Services Center  
 200 S. Cameron St.  
 Hillsborough, NC 27278

RE: Proposed Sites for Southwestern Branch of the Orange County Library

Mr. Clifton, *Frank*

On November 20, 2012 the Carrboro Board of Aldermen discussed potential sites for the southwestern branch of the Orange County Library. These sites were discussed within the County's and Town's respective siting criteria. The Board of Aldermen unanimously approved the submittal of three potential sites for consideration by the Orange County Board of Commissioners:

- ❖ 301 W. Main St. (Town Hall) *out*
- ❖ 401 Fidelity St. (adjacent to Westwood Cemetery)
- ❖ 1228 Hillsborough Rd. (adjacent to MLK Park)

The Carrboro Board would also like to continue discussions with the Orange County Board of Commissioners regarding the County's siting criteria. The purpose of this discussion would be to reevaluate the criteria in order for consideration of additional sites in planned and approved mixed-use projects in downtown Carrboro. Some examples of downtown projects might include locations such as 300 E. Main Street and 203 South Greensboro Street, among a few others.

The Town would also like to discuss Orange County's thoughts about the siting and land acquisition process including the possible issuance of a Request for Proposals or Call for Properties. This could generate additional public input and assure a thorough evaluation of all options.

Thank you for your consideration and assistance. This is an exciting opportunity for everyone. The Town is ready to move another step forward in this collaborative process.

Sincerely,

David Andrews, ICMA-CM  
 Town Manager, Carrboro

CC:

Mayor and Board of Aldermen  
 Trish McGuire, Carrboro Planning Director  
 Lucinda Munger, Orange County Library Director

**ATTACHMENT 3 - SITE EVALUATION CRITERIA:**

<b>PHASE 1 - PRELIMINARY ASSESSMENT</b>	
<b>VISIBILITY</b>	

<i>Italicized words denote Town of Carrboro Comments</i>	
	1128 Hillsborough
	401 Fidelity
Visible From Street	<p><i>TOC COMMENT: Could be visible from Hillsborough Rd.</i> OC</p> <p>STAFF ADDITIONAL COMMENT: Property location/orientation would allow a library to be visible from a designated arterial, major community thoroughfare.</p>
Classification of Street where property will be access from	<p><i>TOC COMMENT: Arterial</i></p>
Visual Appeal	<p>Existing power lines to the west of the property running through an existing easement. Community garden located in easement. Property has vegetation scattered throughout. Single-family residences to the north, west, and south. Property to the east slated for development as a park by the Town.</p> <p>Property is partially developed as a cemetery (Town of Carrboro) with significant trees on the western portion of the property (purported library site). Property is surrounded by non-residential and multi-family developments. the area a 'cluttered' look and feel.</p>
	<p><i>TOC COMMENT: Visible from Fidelity St.</i></p> <p>OC STAFF ADDITIONAL COMMENT: Property location/orientation would allow a library to be visible from identified, subcollector, street. Off-site directional signage will be necessary directing motorists and pedestrians to the site.</p> <p><i>TOC COMMENT: Sub-collector</i></p>

**SITE CAPACITY**

	1128 Hillsborough	401 Fidelity
Able to provide comprehensive library services to all the residents of southern Orange County	Yes	Probably.
Meets minimum acreage	Yes	Yes. 4 acres of land area unencumbered by cemetery.
Space for building and on-site parking	Yes	Yes
Adequate utilities and availability	TOC COMMENTS: Yes	TOC COMMENTS: Yes
Space for future expansion (building to allow for additional library services, parking, etc.) to serve the residents of southern Orange County.	Power easement will restrict development options. Local utility company will have to be contacted to see if they will allow parking in the easement.	Cemetery encumbers roughly half of the property.
Space to accommodate the necessary setbacks, road expansions, and other site amenities	Appears to be sufficient space	Appears to be sufficient space

ACCESS		
	1128 Hillsborough	401 Fidelity
Accessibility for Pedestrians	<p>TOC COMMENTS: 1.18 miles from downtown Carrboro, approximately 35 minutes walk time. Sidewalks and bike lanes existing and connect the property to downtown.</p> <p>TOC COMMENTS: Access would be from Hillsborough Road. Site could be served by individual access road or connection to MLK Park property.</p>	<p>TOC COMMENTS: 0.36 miles from downtown Carrboro, approximately 10 minute walk time. Sidewalks and bike lanes existing and connect the property to downtown.</p> <p>TOC COMMENTS: Access would be from Fidelity Street. Site could be served by individual access road or connection to existing access to Westwood Cemetery. OC</p> <p>STAFF ADDITIONAL COMMENT: Existing streets become congested on weekends in support of the nearby farmers market.</p>
Accessibility for Vehicles	<p>TOC COMMENTS: CHT stop for F Route located at Dove/Hillsborough and James/Quail Roost</p> <p>TOC COMMENTS: Design capacity = 12,000/day ; 2011 AADT = 6,500</p>	<p>TOC COMMENTS: CHT stop for CW route located David/Fidelity Street</p> <p>TOC COMMENTS: Design capacity = 12,000/day</p>
Accessibility for public transportation		
Design capacity and existing traffic load of roadway proposed to access site		

**ALIGNMENT WITH PLANNING TOOLS (COMPREHENSIVE PLAN)**

<p>Alignment with planning tools applicable for the subject property (County Comprehensive Plan, adopted Small Area Plans, Strategic Plans, etc.)</p>	<p>1128 Hillsborough</p> <p>This property appears to satisfy various 'goals' with respect to the location of a library from both the County and Carrboro's standpoint.</p>	<p>401 Fidelity</p> <p>Unsure how the Town of Carrboro views development of a 'institutional' land use in concert with a cemetery. It is not clear to OC staff there is a synergy between the uses allowing them to be developed together in accordance with local land use policies and regulations.</p>
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**LEASE VERSUS PURCHASE**

<p>Analysis of long-term viability of site</p>	<p>No apparent environmental or physical impediments to development identified.</p> <p><i>TOC COMMENT: This property is currently listed for purchase.</i> OC STAFF ADDITIONAL COMMENTL Staff to confirm with Seller</p>	<p>Library site is very rocky. Vehicle access may be limited given existing driveways. There may also be challenges for emergency vehicle access.</p> <p><i>TOC COMMENT: This property could be leased to Orange County.</i> OC STAFF ADDITIONAL COMMENT: Staff to confirm Carrboro position</p>
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**CENTRALITY OF SITE**

	1128 Hillsborough	401 Fidelity
Existing and potential future population in given area	Site is located in an area easily accessible to existing and anticipated future residents in southern Orange County.	Site would provide access to existing, local, population.
Growth and development opportunities/constraints in a given area	With exception of the utility easement, the property is unencumbered allowing for more opportunities for expansion. Possible development of park on adjacent property would allow for opportunities for shared amenities and expansion of programmatic services. <i>TOC COMMENT: 0.4 miles from McDaugle School, 1.1 miles from Carrboro Elementary</i>	Expansion opportunities are limited given existing land use. Presence of cemetery does not lend itself to alternative development/programmatic options as a support mechanism for the proposed library. <i>TOC COMMENT: 0.5 miles from Carrboro Elementary</i>
Proximity to schools	<i>TOC COMMENT: Closest retail opportunities are in downtown Carrboro, 1.18 miles away</i>	<i>TOC COMMENT: Closest retail opportunities are in downtown Carrboro, .82 miles away</i>
Proximity to retail	<i>TOC COMMENT: Existing branch library at McCougle School (0.4 miles), Carrboro Cybrary (1.18 miles) Chapel Hill Public Library - Permanent Site (4.4 miles) CH Public Library - University Mall (4.6 miles)</i>	<i>TOC COMMENT: Existing branch library at McCougle School (2.2 miles), Carrboro Cybrary (.82 miles) Chapel Hill Public Library - Permanent Site (4.3 miles) CH Public Library - University Mall (3.8 miles)</i>
Proximity to other libraries		

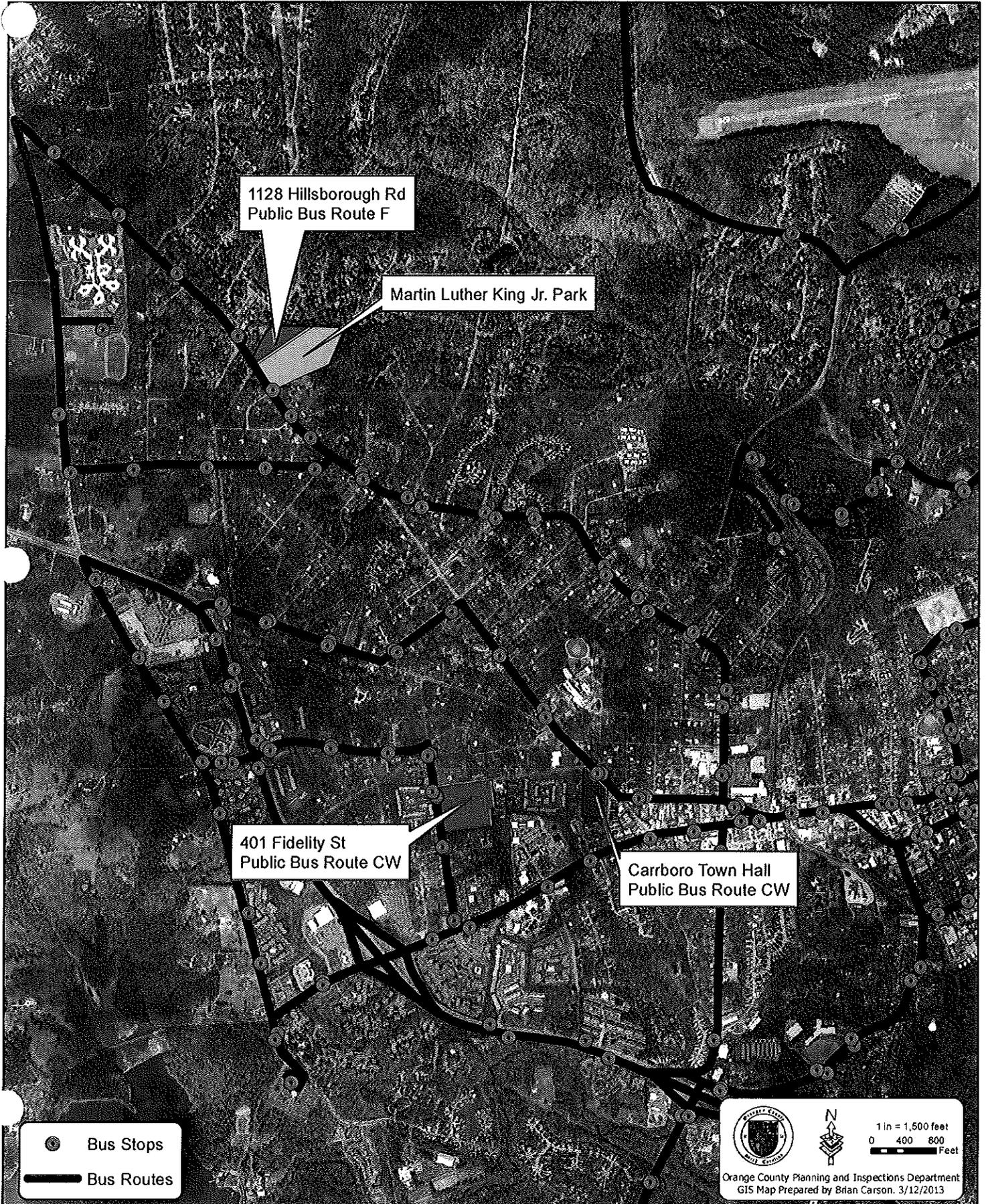
SITE CONDITIONS, ALLOWANCES, AND CONSTRAINTS		
	1128 Hillsborough	401 Fidelity
The cost-benefit conclusions of physical, legal, and land use allowances/constraints	As indicated herein this site offers more opportunities than constraints.	Current condition of portion of property where library is to be developed is very rocky and will require additional 'blasting' work to clear.
Technical and environmental assessments (Planning/Zoning, jurisdictional process, etc.)	Library would require a heightened permit process (i.e. Conditional Use Rezoning, text amendment, etc.)	Library would require a heightened permit process (i.e. Conditional Use Rezoning, text amendment, etc.)
Environmentally Sustainable (C and A, stormwater management, buffers, energy, 'net zero capacity')	Probably. Will need assistance from consultants should this property move forward in consideration	Probably not, due to obvious rock formations challenging on site stormwater management. Will need assistance from consultants should this property move forward in consideration
Operationally Sustainable	Yes.	Hindered due to existing development on property
Defeats obsolescence	Staff believes there is sufficient, unencumbered, space to allow for the development of a library facility that can morph over time to accommodate the needs of southern Orange County residents.	There is a limited development window on this property with limited opportunities for expansion.

COST AND AVAILABILITY	
	1128 Hillsborough
	401 Fidelity
Cost for site acquisition	TOC COMMENT: Listed for sale at \$200,000 (\$1.33/sqft)
Availability of property for lease	TOC COMMENT: This property is currently listed for purchase
Analysis of long-term viability of the site	Property offers reasonable expansion and partnership opportunities to support long-term provision of library services.
Timeframe for development of site	
Terms of site control necessary for the development of the site	TOC COMMENT: This property could be leased to Orange County Existing development limits opportunities for expansion or the development of diverse partnerships to promote use/development of the property to meet the needs of southern Orange County.

PHASE 2 - PUBLIC INPUT AND ASSESSMENT	
COMMUNITY PREFERENCE	
Input from Elected officials	Pending
Input from a broad cross-section of the area to be served	Pending
Orange County and Carrboro Friends of the Library	Pending

PARTNERSHIPS	
	401 Fidelity
	1128 Hillsborough
Co-location with other private or public entity	TOC COMMENT: Opportunity to develop jointly with Carrboro Farmer's Market for additional parking
Mutual beneficial joint development	
Enhances service possibilities	
	TOC COMMENT: Opportunity to develop site with additional amenities and collaborate with Carrboro Farmer's Market for additional parking

# Southern Library Site Locator





## TOWN OF CARRBORO

NORTH CAROLINA

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December 6, 2012

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Mr. ~~Clifton~~, *Frank*

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- ❖ 301 W. Main St. (Town Hall) *out*
- ❖ 401 Fidelity St. (adjacent to Westwood Cemetery)
- ❖ 1228 Hillsborough Rd. (adjacent to MLK Park)

The Carrboro Board would also like to continue discussions with the Orange County Board of Commissioners regarding the County's siting criteria. The purpose of this discussion would be to reevaluate the criteria in order for consideration of additional sites in planned and approved mixed-use projects in downtown Carrboro. Some examples of downtown projects might include locations such as 300 E. Main Street and 203 South Greensboro Street, among a few others.

The Town would also like to discuss Orange County's thoughts about the siting and land acquisition process including the possible issuance of a Request for Proposals or Call for Properties. This could generate additional public input and assure a thorough evaluation of all options.

Thank you for your consideration and assistance. This is an exciting opportunity for everyone. The Town is ready to move another step forward in this collaborative process.

Sincerely,

David Andrews, ICMA-CM  
Town Manager, Carrboro

CC:

Mayor and Board of Aldermen  
Trish McGuire, Carrboro Planning Director  
Lucinda Munger, Orange County Library Director